

AGENDA
ZONING REVIEW BOARD
DECEMBER 1, 2005
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR
MARKED AGENDA

NEW CASES:

Z-05-103-An Ordinance by Councilmember Felicia A. Moore to amend Code Section 16-27.003(2) of the Land Development; to clarify and define the minimal information required for a rezoning application; and for other purposes.

NPU RECOMMENDATION	SEE WORKSHEET
STAFF RECOMMENDATION	APPROVAL OF SUBSTITUTE ORDINANCE
ZRB RECOMMENDATION	APPROVAL OF SUBSTITUTE ORDINANCE

Z-05-113-An Ordinance to rezone from the R-4 (Single-family Residential) District) to the C-1 (Community Business) District, property located at **2195 Fairburn Road, S.W.**, fronting approximately 120 feet on the west side of Fairburn Road. Depth: varies. Area: approximately .815 acres. Land Lot 6, 14th District, Fulton County, Georgia.

OWNER: SEMAJ, INC.
APPLICANT: JAMIE W. CALLAHAN
NPU-P **DEFERRAL COUNCIL DISTRICT 11**
STAFF RECOMMENDATION DENIAL
ZRB RECOMMENDATION 30 DAY DEFERRAL-JANUARY 12, 2006

Z-05-114-An Ordinance to rezone from the C-1-C (Community Business-Conditional) District to the RG-2 (Residential General-Sector 2) District, property located at **2853 Campbellton Road, S.W.**, fronting approximately 755.45 feet on the north side of Campbellton Road. Depth: varies. Area: approximately 10.179 acres. Land Lot 218, 14th District, Fulton County, Georgia.

OWNER: WILLIAM STRONG
APPLICANT: RONALD F. DUPREE
NPU-R **DEFERRAL COUNCIL DISTRICT 11**
STAFF RECOMMENDATION APPROVAL-CONDITIONAL
ZRB RECOMMENDATION CONTINUED TO DECEMBER 8, 2005

DEFERRED CASES:

Z-05-84-An Ordinance to rezone from the R-4 (Single Family Residential-Conditional) District to the R4-A-C Single Family Residential-Conditional) District, property located at **3052 and 3072 Clarendale Drive N.E.**, fronting approximately 270 feet on the northwesterly side of Clarendale Drive. Depth: varies. Area: approximately 1.672 acres. Land Lot 197, 14th District, Fulton County, Georgia.

OWNER: DREADNOUGHT DEVELOPMENT
APPLICANT: TONY A TRIPOLI
NPU-A **DENIAL COUNCIL DISTRICT 8**
STAFF RECOMMENDATION DENIAL
ZRB RECOMMENDATION FILE

Z-05-82 – An Ordinance to rezone from the C-1 (Community Business) District to the MRC-3 (Mixed Residential Commercial) District, property located at **1991 Martin Luther King, Jr. Drive, S.W.**, fronting approximately 309 feet on the northwesterly side of Martin Luther King, Jr. Drive. Property is approximately 364.80 feet west of the right of way of Helena Street. Depth: varies. Area: approximately 2 acres. Land Lot 173, 14th District, Fulton County, Georgia.

OWNER: MARVIN AND MARIA YOUNG

APPLICANT: HAROLD SINGER

NPU-I **APPROVAL** COUNCIL DISTRICT 10

STAFF RECOMMENDATION APPROVAL-CONDITIONAL

ZRB RECOMMENDATION 30-DAY DEFERRAL-JANUARY 2006

Z-05-83-An Ordinance to rezone from the R-5/HD 20K Subarea #1 (Two Family Residential/Grant Park Historic District –Residential Subarea # 1) District to the C-1/ HD-20K Subarea #2 (Community Business/Grant Park Historic District – Commercial Subarea # 2) District, property located at **428 Boulevard Street, S.E.**, fronting approximately 231.70 feet on the north side of Glenwood Avenue and approximately 70 feet west of the intersection of Glenwood Avenue and Berean Avenue. Depth: varies. Area: approximately .279 acres. Land Lot 21, 14th District. Fulton County, Georgia.

OWNER: JOEL SADLER

APPLICANT: JOEL SADLER/MAURICE BLOUNT

NPU-W **DEFERRAL** COUNCIL DISTRICT 1

STAFF RECOMMENDATION 60-DAY DEFERRAL

ZRB RECOMMENDATION 60 DAY DEFERRAL-FEBRUARY 2006

Z-05-48- An Ordinance to rezone property from the R-3 (Single Family Residential) District to the PD-H (Planned Development-Housing) District, located at **1078 Moores Mill Road, 2980 Howell Mill Road and 3000 Howell Mill Road. N.W. Parcel 1-1078 Moores Mill Road:** fronting approximately 178.70 feet on the south side of Moores Mill Road and approximately 215 feet west of the intersection of Moores Mill and Howell Mill Road. **Parcel 2-2980 Howell Mill Road:** fronting approximately 111.71 feet on the west side of Howell Mill Road and approximately 264.68 feet south of the intersection of Moores Mill and Howell Mill Road. **Parcel 3-3000 Howell Mill Road:** fronting approximately 255 feet along the southwesterly side of Moore Mill Road. Property is located at the southwesterly side of the intersection of Moores Mill Road and Howell Mill Road. Depth: varies. Area: approximately 5.44 acres. Land Lot 187, 17th District, Fulton County, Georgia.

OWNERS: WOODIE P. AND DEBRA WILLIAMS, J. BRISTOW ANDERSON,
BARBARA LYLES-ANDERSON AND MILDRED HANCOCK

APPLICANT: GEOFF FRIEDMAN AND WINSTON SMITH

NPU-C **DENIAL** COUNCIL DISTRICT 8

STAFF RECOMMENDATION DENIAL

ZRB RECOMMENDATION 60 DAY DEFERRAL-FEBRUARY 2006

Z-05-65-An Ordinance to rezone the portion of the property located at **1821 W. Anderson Avenue, N.W. (Also known as 31 Anderson Avenue, N.W.)** that is zoned R-4 (Single Family Residential) District to the O-I (Office Institutional) District and for other purposes. Land Lot 174, 14th District, Fulton County, Georgia.

BY: COUNCILMEMBERS IVORY LEE YOUNG, JR AND MARY NORWOOD

NPU-J **DEFERRAL** COUNCIL DISTRICT 3

STAFF RECOMMENDATION APPROVAL

ZRB RECOMMENDATION 90 DAY DEFERRAL-MARCH 2006

U-05-22- An Ordinance to issue a Special Use Permit for a Nursing Home/Rehabilitation Center (Section 16-10.005 (1) (e)) property located at **1821 W. Anderson Avenue, N.W. (Also known as 31 Anderson Avenue, N.W.)** Land Lot 174, 14th District, Fulton County, Georgia.

BY: COUNCILMEMBERS IVORY LEE YOUNG, JR AND MARY NORWOOD
NPU-J **DEFERRAL** COUNCIL DISTRICT 3

STAFF RECOMMENDATION APPROVAL
ZRB RECOMMENDATION 90 DAY DEFERRAL-MARCH 2006

Z-05-94-An Ordinance by Zoning Committee to amend the 1982 Zoning Ordinance of the City of Atlanta, as amended, so as to **create a new Chapter to be entitled 20N, Castleberry Hill Landmark District; to create a new Subsection to Chapter 28A to be entitled (48) Castleberry Hill Landmark District; to establish regulations for said District; to enact, by reference and incorporation, a map establishing the boundaries of said District; and to designate and zone all properties lying within the boundaries of said District to the Zoning Category of Landmark District (LD) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta, rezoning from C-3 (Commercial Residential), C-3-C (Commercial Residential, Conditional), C-5 (Central Business Support), C-5-C (Central Business Support, Conditional), I-1 (Light Industrial) and SPI-1 (Special Public Interest, Central Core) to LD (Landmark District), to repeal conflicting laws; and for other purposes. Boundaries-**

NPU-M **APPROVAL** COUNCIL DISTRICTS 2, 3 and 4
STAFF RECOMMENDATION (amended) 30-DAY DEFERRAL
ZRB RECOMMENDATION 30-DAY DEFERRAL-JANUARY 12, 2006

END OF AGENDA